



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE August 21, 2015	CONTACT/PHONE Megan Martin (805)781-4163 mamartin@co.slo.ca.us	APPLICANT Brad Clark	FILE NO. COAL 15-0036 SUB2014-00058
SUBJECT Hearing to consider a request by BRAD CLARK for a Lot Line Adjustment (COAL15-0036) to adjust the lot lines between two (2) parcels of 8.41 acres and 0.07 acres each, resulting in two (2) parcels of 6.74 acres and 1.74 acres, respectively. The adjustment will not result in the creation of any additional parcels. The two existing parcels are within the Residential Suburban and Commercial Retail land use categories at the southernmost edge of the Los Ranchos/Edna Village Reserve Line, 3 miles southwest of the City of San Luis Obispo at 1655 Old Price Canyon. The site is in the San Luis Obispo Sub Area North of the San Luis Obispo Planning Area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 15-0036 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption (ED14-270) was issued on June 26, 2015.			
LAND USE CATEGORY Commercial Retail and Residential Suburban	COMBINING DESIGNATION Historic, Airport Review Area, Flood Hazard	ASSESSOR PARCEL NUMBER 044-131-024, 044-131-025	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: Los Ranchos/Edna Village Reserve Line San Luis Obispo Sub Area North San Luis Obispo Planning Area			
LAND USE ORDINANCE STANDARDS: Section 21.02.030 – Real Property Division Ordinance – Lot Line Adjustments Section 22.22.040 – Minimum Parcel Size – Residential Suburban land use category, Commercial Retail			
EXISTING USES: Vacant, commercial uses including Deli, Bed and Breakfast hotel, Single family residence, Shop and Barn, Events, Wine Tasting			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Single Family / Single Family Residences East: Agriculture / Single Family Residence w/ Agricultural production on site South: Agriculture / Vineyards West: Residential Single Family / Single Family Residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, San Luis Obispo Airport	
TOPOGRAPHY: Generally level to gently sloping	VEGETATION: Scattered non-native grasses and ornamental landscaping
PROPOSED SERVICES: Water supply: Maxwellton Mutual Water Company Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: June 26, 2015.

BACKGROUND

The subject site is located in a historical area settled by John Tognazzini in 1899 (Singer and Associates, 2001 and 2002). John Tognazzini moved to San Luis Obispo and established a general merchandise store, a dairy, and a residence. The store burned down in 1906 and was rebuilt the next year. The following structures are currently located at the site: An early 1900's Tognazzini dairy barn, a house built by John Tognazzini in 1910, the Edna Hall (built in 1907), a potting shed, a second residence built in 1900 and moved to the site in the 1920's or 1930's, a chicken coop, an early 1900's creamery, a garage built in the 1950's, a masonry ring, and a water tower (date unknown). The general merchandise store, also known as the Old Edna store or Hall, is designated "Historic" by the San Luis Obispo Area Plan and the Edna/Los Ranchos Specific Plan.

The Old Edna store was used as an antique store for many years and was converted without permits into a deli in 2003. In 2005, a Minor Use Permit (DRC2004-00082) was approved and allowed the change of use of the Old Edna store from an antique store to a deli. The Minor Use Permit authorized the second floor to be used as a meeting hall with meetings limited to 52 times per year for up to 45 people. The approval also included wine tasting and 15 special events a year for up to 100 people.

PROJECT DESCRIPTION

The proposed lot line adjustment involves the reconfiguration of two (2) parcels of 8.41 acres and 0.07 acres each, resulting in two (2) parcels of 6.74 acres and 1.74 acres, respectively. The two existing parcels are within the Commercial Retail (Parcel 1) and Residential Suburban (Parcel 2) land use category. Currently, a few commercial uses associated with Parcel 1 are located entirely on Parcel 2. The purpose of the adjustment is to establish all uses associated with the commercial retail portion of the site (Bed and Breakfast, Barn, Shop, Wine Tasting, etc.) entirely on one parcel. Should the applicant choose to, in the future, establish new uses on the portion of the parcel zoned Residential Suburban for the commercial retail use; a general plan amendment may be required. The adjustment will not result in the creation of any additional parcels.

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two (2) legal parcels as follows:

PARCEL NO.	EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
1	0.07	1.74
2	8.41	6.74

Parcel Design

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the 2 parcels to more nearly equalize the parcel sizes and configure the parcels to reflect access and use.

Minimum Lot Size

Section 22.22.070 of the Inland Land Use Ordinance establishes a minimum parcel size in the Residential Suburban land use category based on a series of tests: Size based on slopes and water supply and sewage disposal facilities. The minimum lot size requirement the portion of the project site within the Residential Suburban land use category is 1 acre. The resulting parcel size will be approximately 6.74 acres and meets the minimum lot size requirement.

Section 22.22.090 of the Inland Land Use Ordinance establishes a minimum parcel size in the Office and Professional, Commercial Retail and Commercial Service land use categories based on the availability of community services. For the portion of the project site within the Commercial Retail land use category, the minimum lot size requirement is 1 acre. The resulting parcel size will be approximately 1.74 acres and meets the minimum lot size requirement.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because Parcel 1's existing size (commercial retail site) is below minimum parcel size as set through the General Plan but will meet the minimum parcel sizes as set forth in the General Plan after the adjustment, staff has concluded that the adjustment is a betterment of the parcel design as pertains to proposed Parcel 1. Parcel 2 (residential suburban site) as adjusted is also consistent with the minimum parcel size as set forth in the General Plan, and staff has concluded that the adjustment is equal to the current parcel design. Thus, staff has determined that the lot line adjustment overall, is consistent with both state and local law.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map (Town of Maxwellton) at a time when that was a legal method of creating lots.